



## 96 Park Avenue, Wrexham, LL12 7AN

**Price £350,000**

Set behind double gates is this superbly presented and extended 3 double bedroom, 1 en-suite, semi-detached family home of bay window fronted design having the benefit of a lovely garden room, useful attic store room and good sized detached workshop. Conveniently located along the tree lined Park Avenue on the fringe of the city centre with an excellent range of amenities, schools and shops in close proximity. The accommodation blends period features with modern day comforts and briefly comprises a pillared entrance porch, welcoming hall with turned staircase to 1st floor landing, bay window fronted lounge, living room with the warmth of a wood burner set within the chimney breast and an open aspect to the garden room providing an excellent additional reception room. Well appointed fitted kitchen breakfast room with

Oak fronted base and wall cupboards complimented by quality granite work surface areas and integrated appliances, utility room with provision for w.c. if required. The 1st floor landing connects the 3 double bedrooms, the principal bedroom having the benefit of an en-suite shower room, and a family bathroom. A staircase off bedroom 3 rises to a useful attic room with Velux windows and storage cupboards. To

the outside, a brick paved private drive provides parking for 4-5 cars and a decorative gravelled front garden. The rear garden is a lovely feature offering a safe family environment and includes patio areas for entertaining, lawn, variety of plants and shrubs and a 24'5 x 13'3 timber cladded workshop/storeroom with lighting and power. Energy Rating - D (68)

## LOCATION

Park Avenue has long been considered a much favoured residential area with its attractive tree lined aspect and close proximity to the city centre with its variety of shops, supermarkets, restaurants, public transport and primary and secondary schools. Excellent road links provide access to the Wrexham Industrial Estate and A483 bypass that links Wrexham, Chester and Oswestry.

## DIRECTIONS

From Wingetts Office proceed over the roundabout onto Holt Road and take the first left into Acton Grove, at the junction turn right onto Park Avenue where the property will be observed on the right hand side.

## ON THE GROUND FLOOR

Pillared entrance porch with composite decking, welcome light and part glazed door opening to:

### WELCOMING HALLWAY

With tiled flooring, radiator, turned staircase with useful storage area below, upvc double glazed window with leaded detail, upvc double glazed window to side and four panel pitched pine doors off.

### LOUNGE 14'7 x 12'9 (4.45m x 3.89m)

A lovely reception room enjoying an excellent degree of natural light through upvc double glazed bay window with stained and leaded glass top window panels, picture rail, wood effect laminate flooring, radiator and dado rail.

### LIVING ROOM 10'9 x 10'3 (3.28m x 3.12m)

Wood effect flooring, warmth of a wood burner set within chimney breast on a slate hearth with timber mantel above, dado rail, picture rail, radiator and an open aspect to:

### GARDEN ROOM 8'9 x 8'8 (2.67m x 2.64m)

An excellent addition to this family home enjoying a pleasant aspect overlooking the garden through upvc double glazed French doors and upvc double glazed windows, wood effect laminate flooring, radiator, blue tint double glazed roof and feature triangular shaped window.

### KITCHEN/BREAKFAST ROOM 10'6 x (3.20m x )

An impressive and well appointed kitchen/breakfast room appointed with an extensive range of oak fronted base and wall cupboards complimented by Granite work surface areas incorporating a four seater breakfast bar, circular sink unit with matching drainer and mixer tap, open fronted shelving, wine rack, raised television aerial point, Smeg stainless steel Range cooker with six burner gas hob, tiled splashback and stainless steel extractor hood above, space for American style fridge freezer with water connection, integrated microwave, integrated dishwasher, inset ceiling spotlights, two upvc double glazed windows, Karndean flooring, wall light points, radiator, four panel door opening to the hallway and an open aspect to the garden room. Part glazed door leads to:

### UTILITY 9'1 x 7'0 (2.77m x 2.13m)

Appointed with a range of base and wall units with work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, Worcester gas combination boiler, provision for w.c if required, fully tiled walls, quarry tiled flooring, upvc double glazed window and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

## LANDING

With upvc double glazed window to 3/4 landing, gallery over stairwell and pitched pine four panel doors off.

### BEDROOM ONE 17'3 x 10'7 (5.26m x 3.23m)

A good sized principal bedroom with upvc double glazed windows to side and rear, wood effect laminate flooring, radiator and four panel door opening to:

### EN-SUITE

Appointed with a modern white suite of low flush w.c, wash basin set within vanity unit, shower enclosure with mains thermostatic shower and Rainforest style shower head, part tiled walls, upvc double glazed window, chrome heated towel rail, extractor fan and grey wood effect flooring.

### BEDROOM TWO 13'4 x 12'9 (4.06m x 3.89m)

Featuring a upvc double glazed bay window and radiator.

### BEDROOM THREE 10'9 x 10'3 (3.28m x 3.12m)

A good sized third bedroom with upvc double glazed window to rear, radiator and staircase to attic room.

### FAMILY BATHROOM 7'8 x 7'7 (2.34m x 2.31m)

Appointed with a white suite of low flush w.c, bath with mixer tap, wash basin with mixer tap set within a white gloss vanity unit with drawers and storage cupboards, fully tiled walls, coving to ceiling, upvc double glazed window, extractor fan, radiator, wood effect flooring and airing cupboard with radiator and slatted shelving.

### ATTIC ROOM 14'6 max x 9'8 (4.42m max x 2.95m)

Accessed via a staircase from the third bedroom with two Velux roof light windows, useful eaves storage cupboards and wall light point.

## OUTSIDE

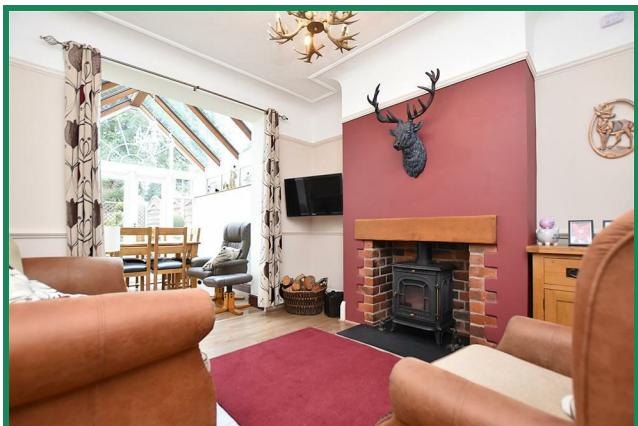
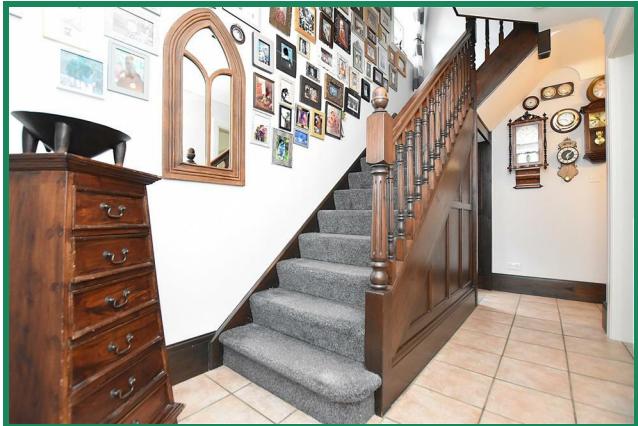
Double timber gates open to a brick paved driveway providing parking for five cars alongside a raised decorative gravelled garden area, timber fencing to front boundary, composite decked pathway to entrance porch, side slated bin bay and lockable gate which opens to the rear garden which is a particular feature of the property providing an excellent outdoor entertaining space for both children and adults to include a paved patio area for barbeques and alfresco dining, shaped lawn, cold water tap, external electric socket, decorative slate borders with a variety of shrubs and plants and additional paved patio.

## TIMBER CLADDED WORKSHOP/STOREROOM 24'5 x 13'3 (7.44m x 4.04m)

Providing excellent storage space having the benefit of lighting and power sockets.

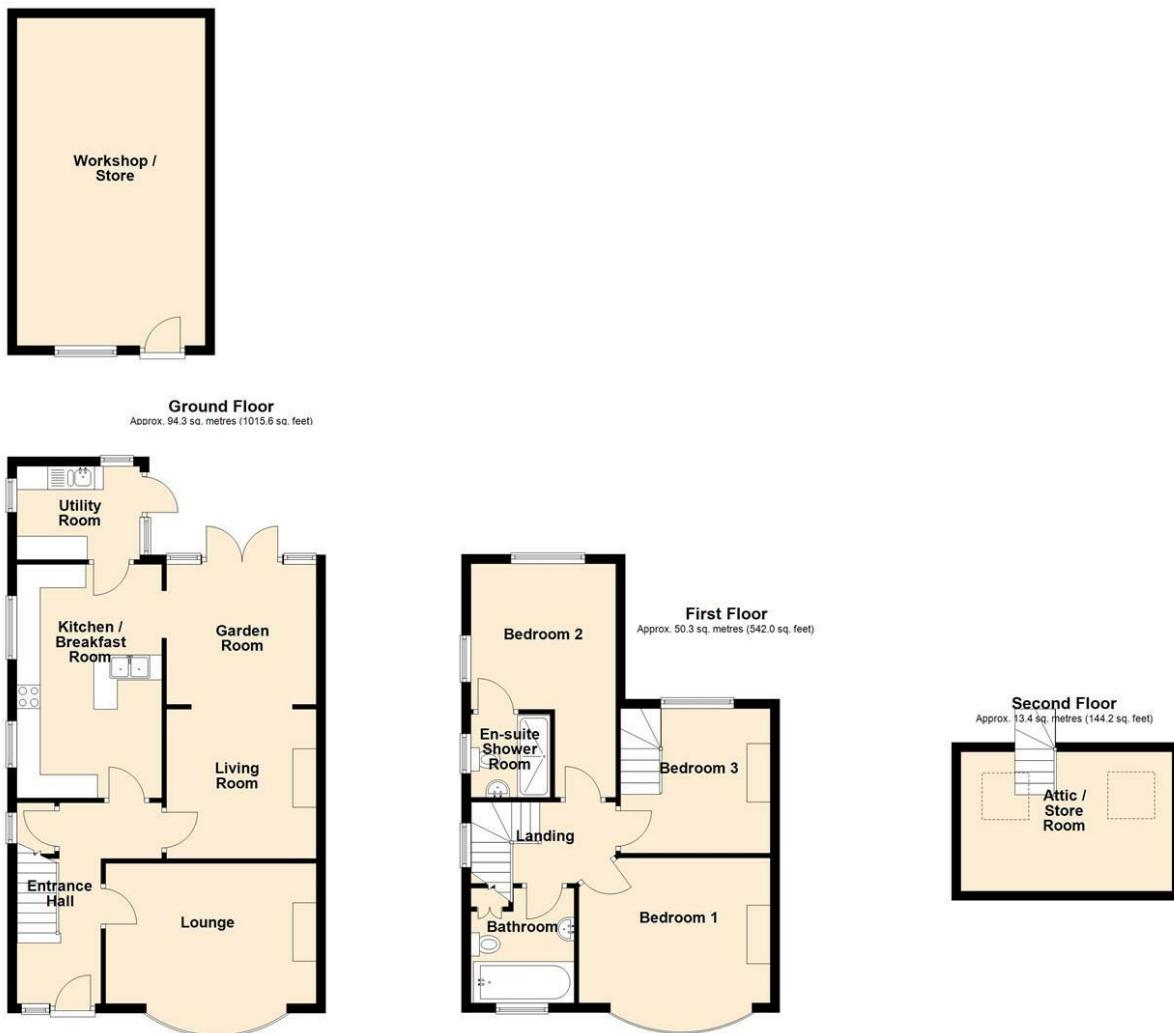
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions. You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

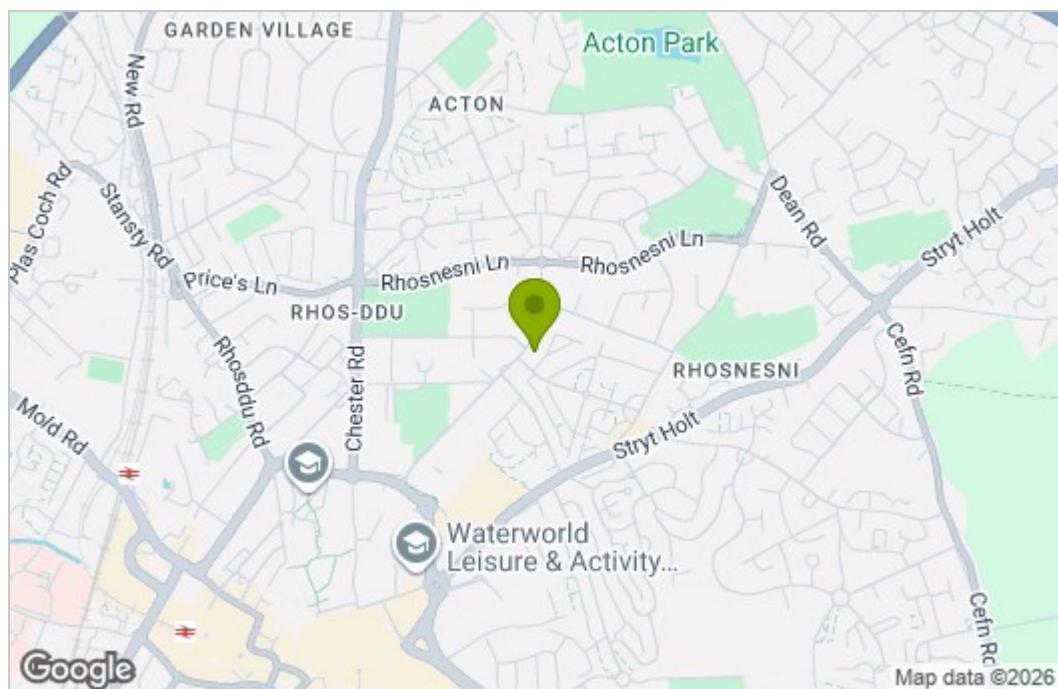




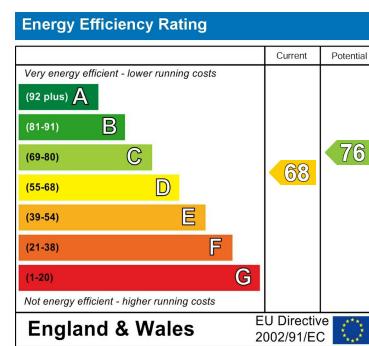
## Floor Plan



## Area Map



## Energy Efficiency Graph



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